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**Town of Johnston
PLANNING BOARD**

100 Irons Avenue, Johnston, Rhode Island 02919

Tel: 401-231-4135; Fax: 401-231-4181

AGENDA

October 5, 2004

The Planning Board of the Town of Johnston will hold its regularly scheduled monthly meeting above, at 7:00 PM, at the Nicholas Ferri Middle School Library, 10 Memorial Avenue, Johnston, Rhode Island.

No new agenda items will be heard after 10:30 PM. Any items not heard will be placed on the Planning Board's next agenda. An "Additional" Date of October 26, 2004 at 7:00 PM at the Nicholas Ferri Middle School Library has been scheduled in case the regular meeting must be postponed for any reason or if a second meeting is scheduled by the Board for the month.

The agenda for the evening will be as follows, subject to change:

I. Roll Call

II. Reading of the Minutes

III. Business Items – Continuation of Incomplete Portion of September Agenda

A. Winsor Woods

Major Subdivision - Master Plan

Vicinity of 17-19 Surrey Drive, 8 Stagecoach Drive, and 7 Carriage Way

AP 48 – Lot 13, AP 50/Lots 13 & 14; R-40 Zone

20 Lots + Detention Basin – 29.07 acres total area

Construction of 3 Streets

Applicant: Pezzuco Construction, Inc.; Richard Pezzuco

Owner: Edward A. and Ralph S. Winsor

Surveyor: Christopher A. Duhamel, PLS #1844

DiPrete Engineering Associates, Inc.

Engineer: Christopher A. Duhamel, PE #5013

DiPrete Engineering Associates, Inc.

B. Town Council Referrals

(1) Ordinance # 2004-18

Zoning Amendment Petition R-15 to I-L (Industrial Limited)

Located at 45 River Street; AP 3/Lot 316

Change from Residential 15,000 sf (R-15) to I-L (Industrial Limited)

6,341 Square Feet/Existing R-15 Zone

No Specific Development Proposal provided for property

A portion of property is proposed to be transferred and deeded to the
abutting AP 3/ Lot 313 (CAB Asphalt, LLC) via an Administrative
Subdivision at a later date. No Street Construction Proposed

Owners/Petitioners: Vincent G. and Dorothy M. Mitola

Surveyor: John Lambert, PLS # 1966

DiPrete Engineering Associates, Inc.

Attorney: David V. Igliozi, Esq.

(2) Ordinance # 2004-19

Zoning Amendment Petition R-15 and B-2 to I-L (Industrial Limited)

Located at 30 River Street; AP 3/Lot 313

Change from Residential 15,000 sf (R-15) and General Business (B-2)
to I-L (Industrial Limited)

17,358 Square Feet; Existing Split R-15/B-2 Zone

Future Proposal to construct a 2,000 sf Addition to the Existing
2,782 sf Building. No Street Construction proposed.

Owners/Petitioners: CAB Asphalt, LLC

Surveyor: John Lambert, PLS # 1966

DiPrete Engineering Associates, Inc.

Attorney: David V. Igliozi, Esq.

(3) Ordinance # 2004-20

Street Abandonment Petition – Portion of Cross Street

Proposed Abandonment of 80 linear feet of Cross Street
beginning at intersection of River Street

Vicinity of AP 3 and Adjacent to AP 3/Lots 316 and 300

Owners/Petitioners: Vincent G. and Dorothy M. Mitola

Surveyor: John Lambert, PLS # 1966

DiPrete Engineering Associates, Inc.

Attorney: David V. Igliozi, Esq.

IV. Old Business Items

A. Wheeler Avenue - Loffredo– PUBLIC HEARING Continuation

Minor Land Development – Public Hearing
Wheeler Avenue, also known as Victoria Street/Avenue
Vicinity of 11 Wheeler Avenue adjacent to Assessor Plat (AP) 42 – Lot 47
Public Street Construction of unimproved portion of Wheeler Avenue

Applicant: David Loffredo
Surveyor: Nicholas A. Veltri, PLS #1719
Engineer: Kevin M. Aguiar, PE # 6913; BETA Engineering

Continuation from September 2004 Meeting

B. Zoning Ordinance - Ordinance # 2004-07 - Continuation

Zoning Amendment Petition R-40 to PD (Planned Development)
Vicinity of Intersection of Sanderson Road and Greenville Avenue
Change from Residential 40,000 sf (R-40) to Planned Development (PD)
AP 51/Lot 64; 6.7 Acres; Existing R-40 Zone
No Street Construction - Development Proposal for construction
of medical office building with laboratories and testing

Petitioner/Owner: Joseph G. Moniz
Engineer/Surveyor: Philip S. Mancini, PLS # 1591, PE # 2768
Seven Twenty One Associates, Inc.
Attorney: Robert J. Healey, Jr. # 3065

Continuation from September 2004 Meeting

C. Stone Hill Marketplace - PUBLIC HEARING Continuation

Business Site Plan Review – PUBLIC HEARING Continuation
Stone Hill Marketplace Expansion Proposal

Vicinity of 1380 Atwood Avenue and Stone Hill Drive Intersection
AP 44/2-Lot 66 and AP 44/4-Lots 56, 357, 358, & 359
Business Development Proposal
17.5 acres - B-2 Zone (General Business)

Development Proposal for construction of additions to existing building and
2 new buildings. Proposal includes the Realignment of Stone Hill Drive

Owners/Applicants: Stonehill Drive, LLC; Sunnyland, Inc; 195 Associates, LLC;
and, Vincent A. and Ada Bruzzese
Engineer: Samuel S. Hemenway, PE # 6349
Garofalo Engineers

Continuation from September 2004 Meeting

V. New Business Items

A. Town Council Referrals

(1) Zoning Ordinance - Ordinance # 2004-21

Zoning Map Amendment Petition – R-40 to B-2 (General Business)
Atwood Avenue at Stone Hill Boulevard; Vicinity of Extension
of Stone Hill Boulevard
AP 44/Lots 73 & 74
Change from Residential 40,000 sf Zone (R-40) to General Business (B-2)
8.9 Acres/Existing R-40 Zone
Element of Development Proposal for construction of Phase II area of Stone
Hill Marketplace and the extension Stone Hill Boulevard.

Applicant: Stonehill Drive, LLC
Owners: Angela Buonanno and the Estate of
Benedetto A. Buonanno
Attorney: Frank S. Lombardi, Esq.

(2) Zoning Ordinance - Ordinance # 2004-06

Zoning Map Amendment Petition – I (Industrial) to B-2 (General
Business)
4 Industrial Lane - AP 53/Lots 225, 234
Change from Industrial Zone (I) to General Business (B-2)
2.12 Acres/Existing I Zone
No Street Construction / Development Proposal for construction
of office building

Petitioner: Carol Pearl Company, Inc.
Owner: Dan-Lou Realty, Inc.
Attorney: Alfred A. Russo, Esq.

Note: This application was reinstated by the Town Clerk.

B. Zoning Board of Review Projects

VI. Discussion

A. Comprehensive Plan Amendment Proposals

B. Zoning Ordinance Amendment Proposals

C. Comprehensive Permit Applications and Affordable Housing Plan Legislation

VI. Discussion, Continued.

D. Land Development and Subdivision Review Regulations Amendment Proposals

E. Ordinance Proposals

F. Potential and Ongoing Projects

G. Miscellaneous

VII. Adjourn

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